LAND AUCTION

+/-135.2 Acres of Productive Franklin Township, Lake County SD Land

SALE DATE: THURSDAY SEPTEMBER 24, 2026
Sale Time: 10:00 AM

Due to the recent death of David Roling and the multiplicity of owners in this parcel of Roling Family Land, Sutton Auctioneers & Land Brokers, LLC has been authorized to offer the following real property at auction, with the auction to be held "On Site" at the Land - Located from Madison, SD – Pizza Ranch Corner (Jct. Hwy. #34 & #81 (Highland Ave.) – 1 mile south on Highland Ave. to Mustang Seeds, then continue 4 ½ miles south on 454th Ave. (Lake Co. Hwy. #35) to the NW Corner of the Land; from Chester, SD – 7 miles west on 241st St. to the Franklin Corner on Hwy. #19, then 3 miles west on 241st and 2 miles north on 454th Ave. (Lake Co. Hwy. #35) and ¼ mile east on 239th St.; or from Orland, SD – 3 miles east on 241st St. and 2 miles north on 454th Ave. and ¼ mile east on 239th St. (Note – the Acreage site in the SW Corner of the Quarter Section is Excluded). The land is bordered on the west by 454th Ave.(Co. Hwy. #35) and on the south by 239th Street.

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AUCTIONEER'S NOTE: This +/-135.2 Acre Farm will be Offered as a Unit. This auction presents a great opportunity to purchase a productive parcel of farmland with some high-quality soils, a very high percentage tillable and convenient location and is situated in a prominent agricultural area south of Madison, SD in Franklin Township in Lake County, SD. This land is available to the buyer to farm or lease as they desire, with full possession for the 2027 crop year.

SUTTON
AUCTIONEERS & LAND BROKERS LLC

SANDRA "ROLING" WALTERS, JOHN ROLING, BARBARA "ROLING" SIMON & JEFF ROLING
Owners

ONLINE BIDDING AVAILABLE @ SUTTONLANDPROS.COM!

CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – Ph. 605-336-6315
JARED SUTTON CAI – Auctioneer & RE Broker Associate – Flandreau, SD – Ph. 605-864-8527
WAYNE BESSMAN– REAuctioneer - Madison, SD - Ph. 605-270-4980
GAGE GULLICKSON – Auctioneer & RE Broker Associate - Flandreau, SD Ph. 605-651-3867

This farm consists of a total of a +/-135.2 acres. According to FSA information this farm has approx. 131.26 acres of Farmland a very high percentage of cropland, as FSA indicates that this farm has approx. 130.36 acres of cropland, with a 69.80 acre corn base with a 131 bu. PLC yield, a 31.90 acre wheat base with a 37 bu. PLC yield and a 13.30 acre soybean base with a 35 bu. PLC yield. From a visual inspection of the FSA aerial photo, it appears that this farm is virtually all tillable with the exception of 9/10th of an acre in the NE corner of the farm and roads. According to info. obtained from the Lake County Assessor this land has an overall soil rating of .749; Similarly, information obtained from Surety Agri-Data, Inc., indicates this farm has a weighted soil productivity index of 75. The 2025 RE taxes payable in 2026 on this property were $3,070.56. The topography of this land is generally gently rolling to rolling. It also is noteworthy that there has been a NRCS Certified Wetland Determination completed on this farm. According to US Fish and Wildlife there are NO wetland easements on this farm. Overall, this is a very desirable parcel of land with an extremely high percentage tillable which has been in the Roling Family for many decades, and is a farm that would serve as an excellent addition to an area row crop farming operation and/or investment property..

LEGAL DESC.: The SW¼, except the S. 1,033' of the W. 992', Sec. 6, T. 105N., R. 52W., (Franklin Twp.), Lake County, SD, containing 135.2 acres M/L per County Assessor's records.

TERMS: Cash –A 10% nonrefundable downpayment on the day of the sale with the balance on or before Nov. 20, 2026, with Fall tillage privileges subsequent to the harvest of the 2026 crops and full possession at closing for the 2027 crop year. Marketable Title will be conveyed and an owner's title insurance policy will be provided with the cost of the owner's policy and the closing agent's fee (Weber Abstract & Title in Madison, SD) to be divided 50-50 between the buyer(s) and sellers. All of the 2025 RE taxes payable in 2026 will be paid by the sellers; additionally, at closing the buyers will receive a RE tax credit from the sellers in the amount the RE taxes payable in 2026 of $3,070.56 to be applied by the buyer to the RE taxes payable in 2027, with no further adjustments. The total acres being sold are being sold in accordance with the acres as stated on the Lake Co. Assessor's records, with the acres understood to be "more or less". The sellers do not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the purchaser(s) pursuant to SD Law. FSA cropland, yields, bases & other information is estimated and not guaranteed and are subject to county committee approval. Information contained herein is deemed to be correct but is not guaranteed. This property is sold in "AS IS" CONDITION and subject to any existing easements, restrictions, reservations or highways of record if any, as well as any or all Lake County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the owners.

This high percentage tillable farm would serve as an excellent addition to an area farming operation or as an investment. To view aerial maps, soils data and other information concerning this property or to make arrangements for absentee On Line bidding see www.suttonlandpros.com or for arrangements for phone bidding or other information contact the auctioneers

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Owners

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USDA United States Department of Agriculture

Lake County, South Dakota

Farm **3667**

Tract Boundary
Cropland
Noncropland

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless Otherwise Noted	
crops listed below are:	Producer Initial _____
Non-Irrigated	
Intended for Grain	Date _____
Corn = Yellow	
Soybeans = Common	

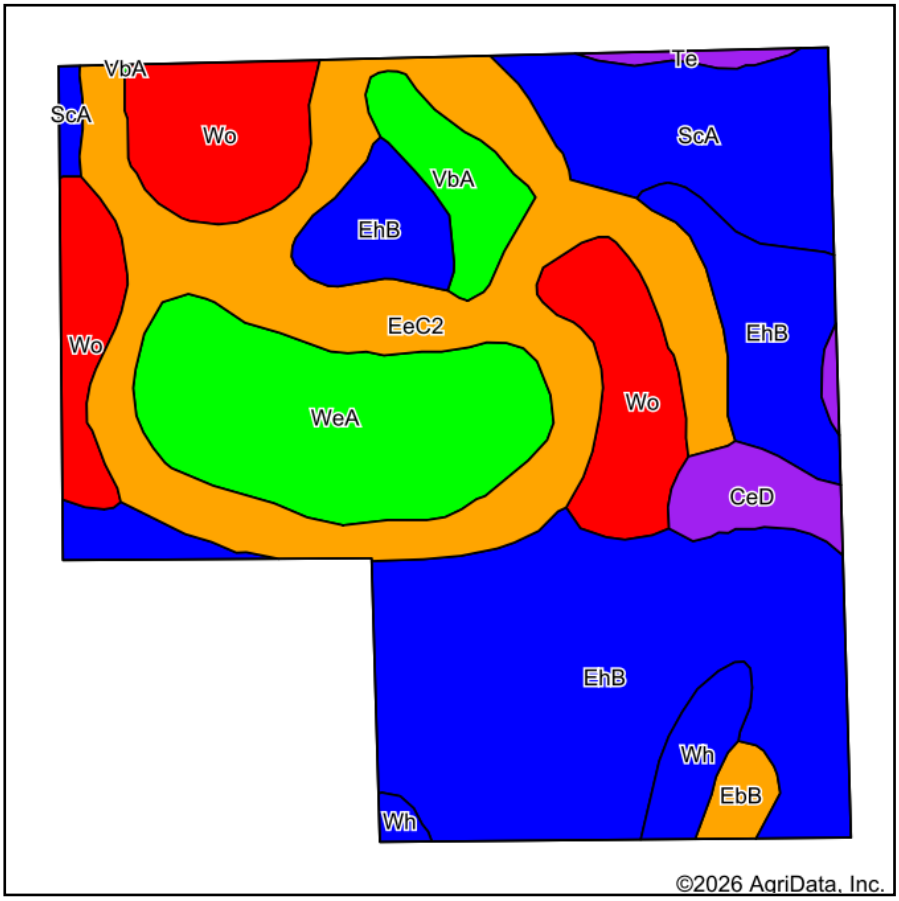
2026 Program Year
Phy. County: Lake
2023 imagery
S06 T105N R052W

0 340 680 Ft

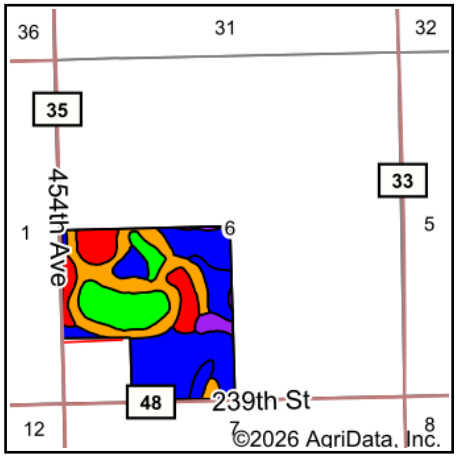
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). USDA is an equal opportunity provider, employer, and lender.

Map Created 04/23/2026

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Lake**
Location: **6-105N-52W**
Township: **Franklin**
Acres: **135.09**
Date: **9/1/2026**

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Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: SD079, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	44.84	33.1%		IIe	84
EeC2	Egan-Ethan complex, 6 to 9 percent slopes, eroded	30.64	22.7%		IIIe	71
Wo	Worthing silty clay loam, 0 to 1 percent slopes	17.64	13.1%		Vw	30
WeA	Egan-Wentworth complex, 0 to 2 percent slopes	17.02	12.6%		I	92
ScA	Huntimer silty clay loam, 0 to 2 percent slopes	12.00	8.9%		Iw	90
VbA	Viborg silty clay loam, 0 to 2 percent slopes	4.10	3.0%		Iw	96
CeD	Clarno-Ethan loams, 9 to 16 percent slopes	3.60	2.7%		IVe	52
Wh	Whitewood silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.15	2.3%		IIw	82
EbB	Egan-Beadle complex, 2 to 6 percent slopes	1.42	1.1%		IIe	79
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	0.68	0.5%		IVw	59
			Weighted Average		**2.44**	**74.8**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Certified Wetland Determination

Field Office: Madison FO
Certified By: Eugene Preston
Legal Desc: **SW4-6-105-52**

Agency: USDA-NRCS
Certified Date: 02/03/2011
Tract665 & 2012

Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NIDitch
- Tile

0 120 240 480 720 960 1,200 1,440 Feet

N

W	Wetland
FW	Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
PC	Prior Converted
NW	Non Wetland
NI	Not Inventoried Potential Waters of the US

See NRCS CPA-026E for definitions and additional info.

SUTTON AUCTIONEERS & LAND BROKERS, LLC

The sale of your land may be a once in a lifetime event . . .

Since 1932, Sutton Auction has established itself as a reliable leader in the auction sector, dedicated to serving clients with excellence. Our extensive experience allows us to offer exceptional auction services, managing everything from real estate to agricultural machinery with utmost professionalism and honesty. Whether you're buying or selling, our expert team guarantees an efficient and successful auction process each time. Trust in Sutton Auction's enduring legacy!

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Experience

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Successful auctions are not mere coincidences; they require careful planning. Selling your property might be a unique opportunity! It’s essential to have expertise, marketing acumen, and a solid history of success. Since 1932, our auction company has been at the forefront of the industry, assisting clients throughout South Dakota, Minnesota, Iowa, and Nebraska. Auctions are the favored approach for farmland transactions, consistently yielding results that exceed those of sealed bids and negotiated sales, as they draw in more qualified buyers and foster a competitive, equitable marketplace. Allow us to leverage our auction expertise for your benefit!

Remember: Successful Auctions don't just happen - They're Planned! Call us today to plan your successful auction!

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NOTES: